Regional Housing Needs ASSOCIATION OF Bay Area Governments

Executive Board Meeting July 20, 2000

"Current Status of the RHND Process"



The previous RHND timeline was to be complete by 6/30/00, and the Housing Elements updates completed by 6/30/01

The current RHND process is to be completed by 12/31/00, and the Housing Element updates by 12/31/01



Executive Board released preliminary RHND allocation to all Bay Area cities and counties. (Third Release-- June 1, 2000)

[1] 90 day review/ revision feedback period underway. (June 1 thru August 31, 2000)

Staff working to respond to letters and comments raised by jurisdictions



Increase the weighting on jobs in the methodology to 50% jobs/ 50% housing.

Divided the unincorporated sphere of influence units 75/25 between applicable cities and counties.



Some of the concerns raised so far...

- 75-25 Split of RHND allocation for the Unincorporated Sphere of Influence areas
- Use of the Department of Finance estimates of housing units in 1999 as a base line starting point to determine household growth



Three Issues:

- Jobs/Housing Weighting Ratio
- Unincorporated SOI distribution
- Job bank factor inclusion



Proceed under the existing decision of the Executive Board on 5/18/00.

(Third official Release of RHND Allocations).

Reasoning:

- Executive Board made modifications to the methodology which reflect ABAG Smart Growth agenda
- To meet mandated timeline as extended
- Process changes or new releases will not do away with concerns. Any change will only shift concerns to other jurisdictions.